

Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

Area Name / Number: Star Lake / 27

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 765

Range of Sale Dates: 1/1998 – 12/1999

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
1999 Value	\$48,600	\$108,300	\$156,900	\$169,500	92.6%	8.48%
2000 Value	\$52,900	\$114,900	\$167,800	\$169,500	99.0%	6.74%
Change	+\$4,300	+\$6,600	+\$10,900		+6.4%	-1.74%
% Change	+8.8%	+6.1%	+6.9%		+6.9%	-20.52%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.74% and -20.52% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1999 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	\$48,400	\$106,500	\$154,900
2000 Value	\$52,800	\$112,000	\$164,800
Percent Change	+9.1%	+5.2%	+6.4%

Number of improved Parcels in the Population: 6643

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1999 or 2000 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

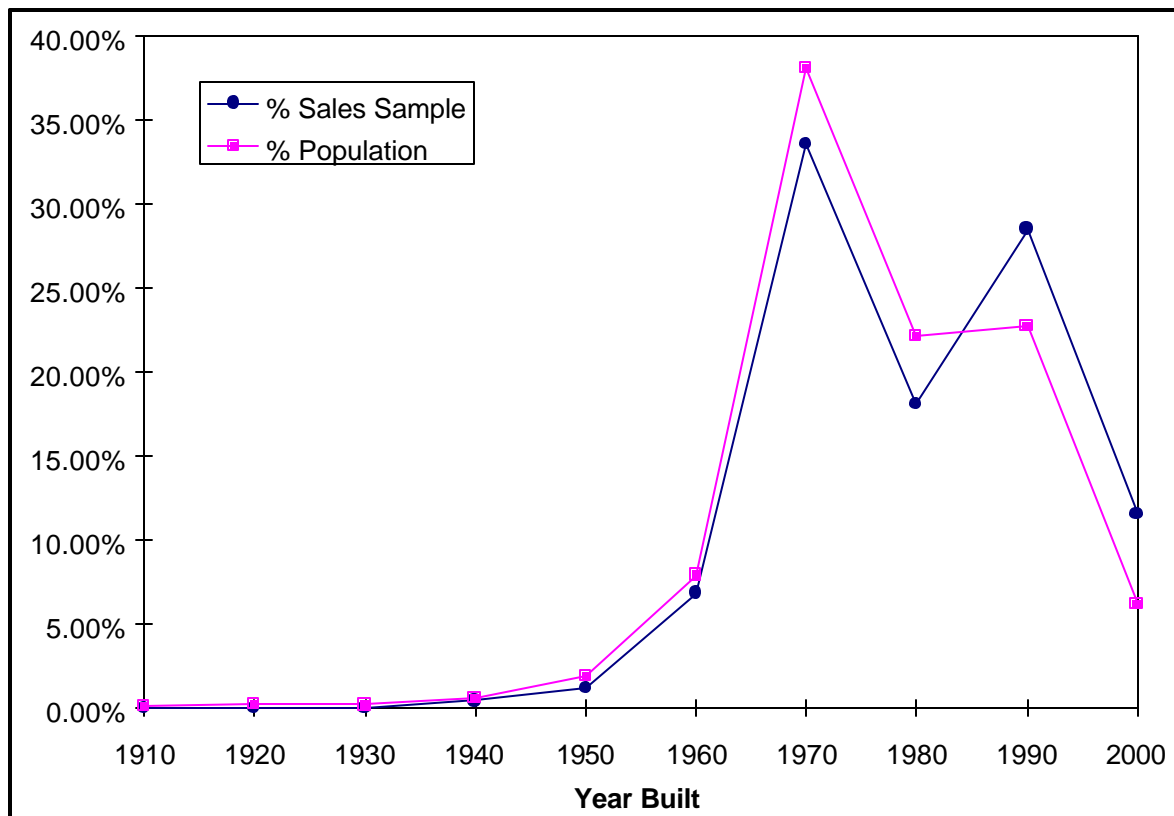
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

Sales Sample Representation of Population - Year Built

Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	3	0.39%
1950	9	1.18%
1960	52	6.80%
1970	257	33.59%
1980	138	18.04%
1990	218	28.50%
2000	88	11.50%
	765	

Year Built	Frequency	% Population
1910	3	0.05%
1920	16	0.24%
1930	11	0.17%
1940	37	0.56%
1950	126	1.90%
1960	524	7.89%
1970	2530	38.09%
1980	1473	22.17%
1990	1511	22.75%
2000	412	6.20%
	6643	

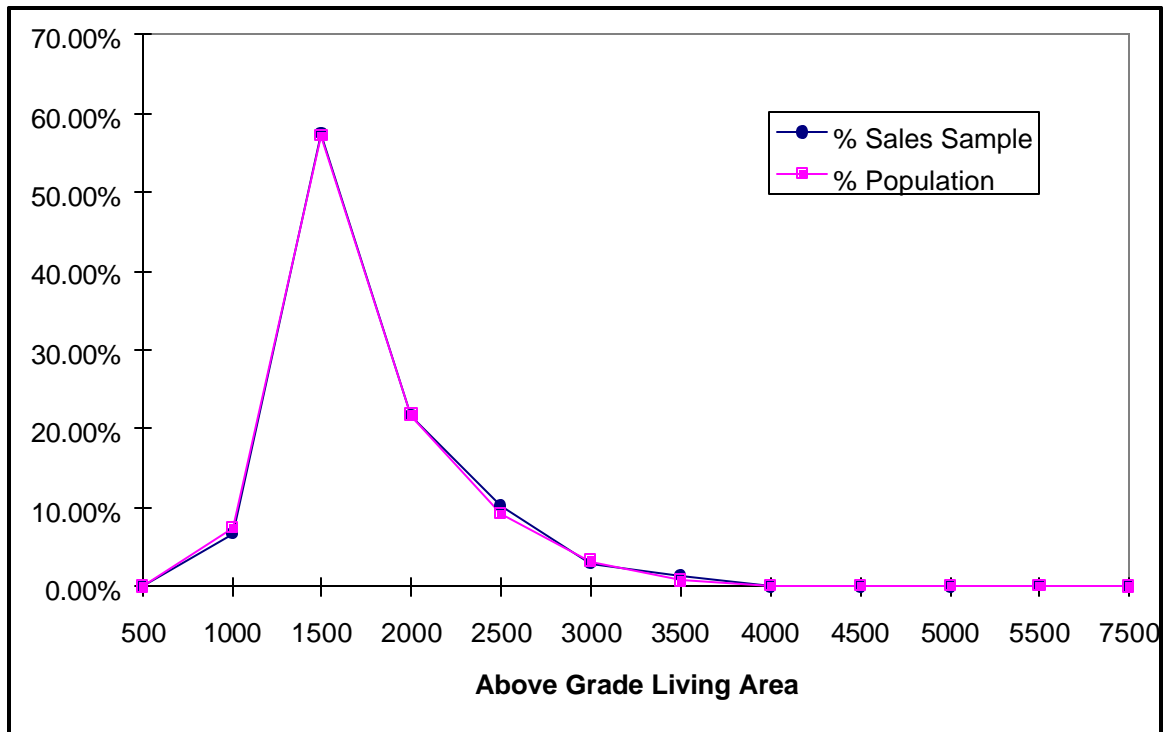


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	51	6.67%
1500	438	57.25%
2000	165	21.57%
2500	78	10.20%
3000	22	2.88%
3500	10	1.31%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	1	0.13%
7500	0	0.00%
765		

AGLA	Frequency	% Population
500	0	0.00%
1000	501	7.54%
1500	3795	57.13%
2000	1446	21.77%
2500	615	9.26%
3000	217	3.27%
3500	51	0.77%
4000	9	0.14%
4500	5	0.08%
5000	2	0.03%
5500	2	0.03%
7500	0	0.00%
6643		

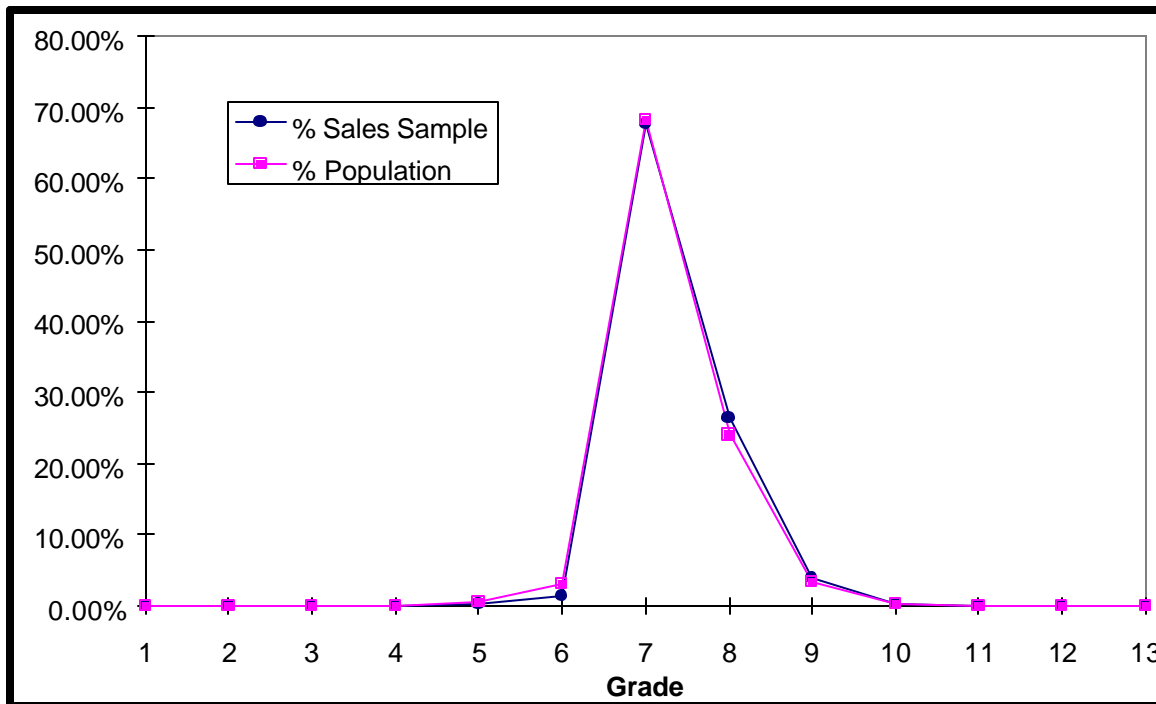


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

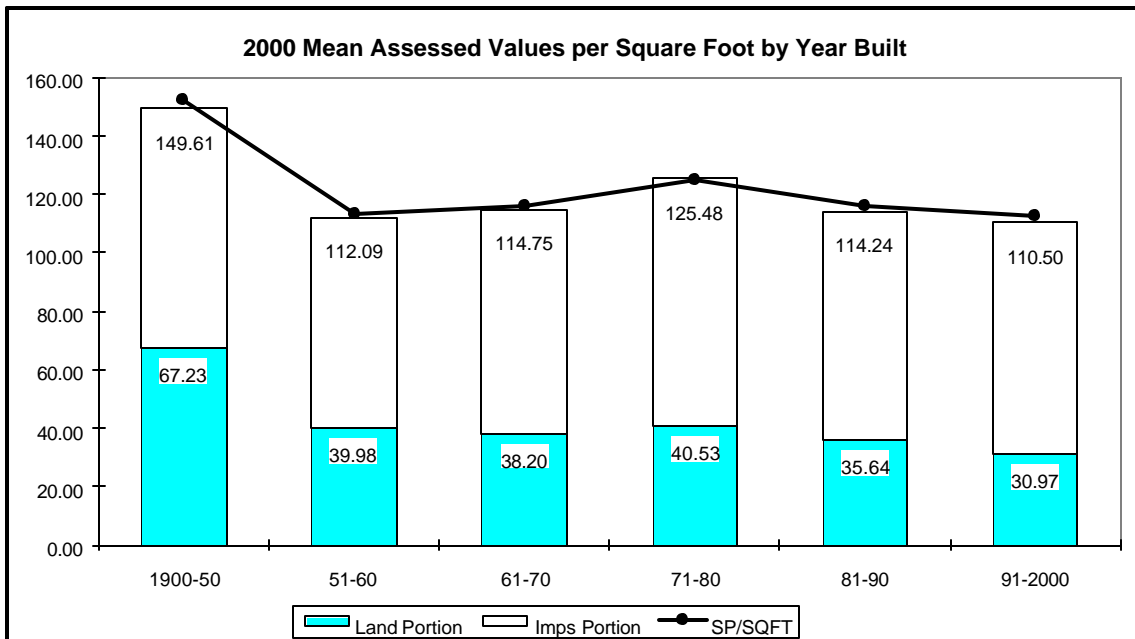
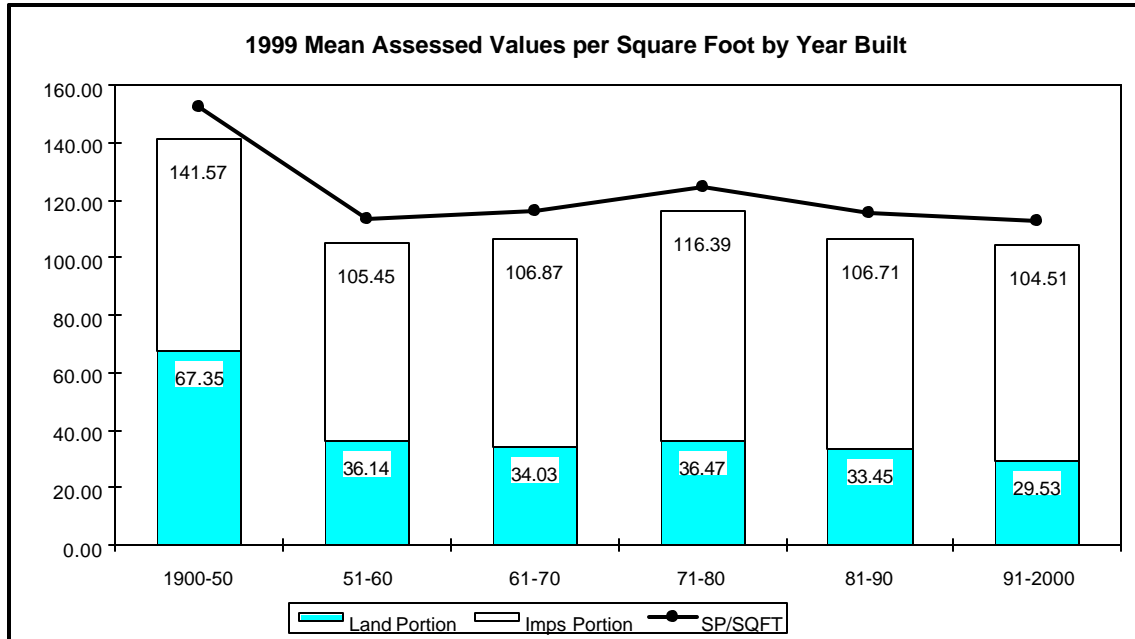
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.26%
6	11	1.44%
7	518	67.71%
8	202	26.41%
9	30	3.92%
10	2	0.26%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	765	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.08%
5	38	0.57%
6	210	3.16%
7	4537	68.30%
8	1596	24.03%
9	227	3.42%
10	26	0.39%
11	4	0.06%
12	0	0.00%
13	0	0.00%
	6643	



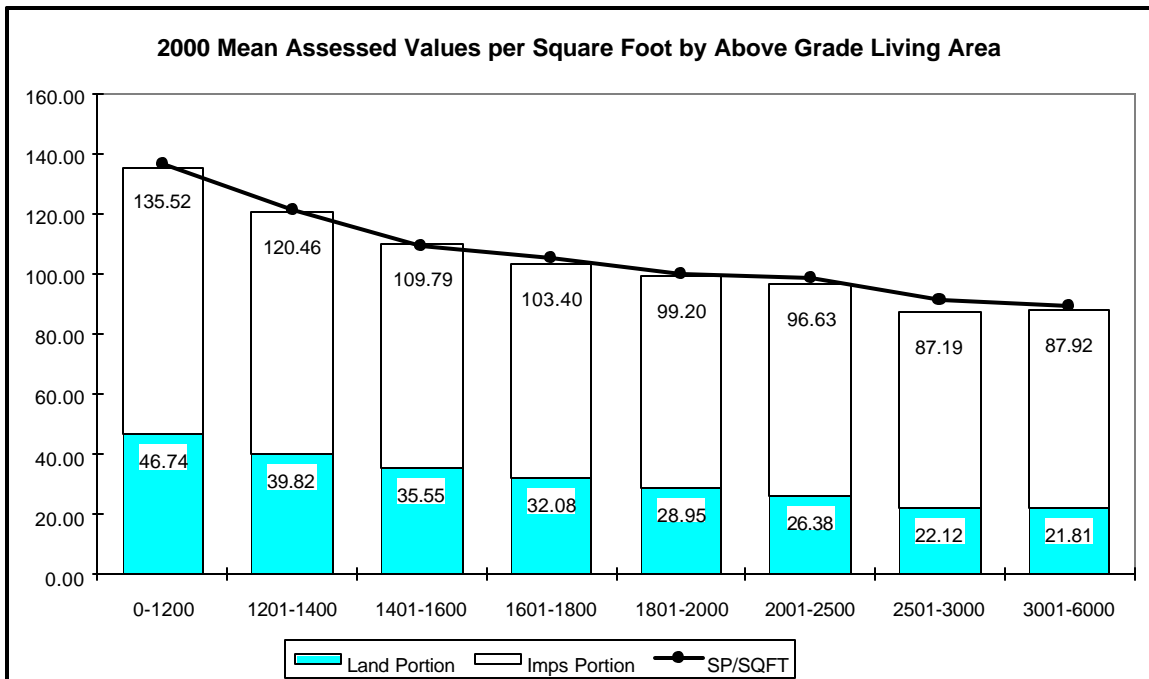
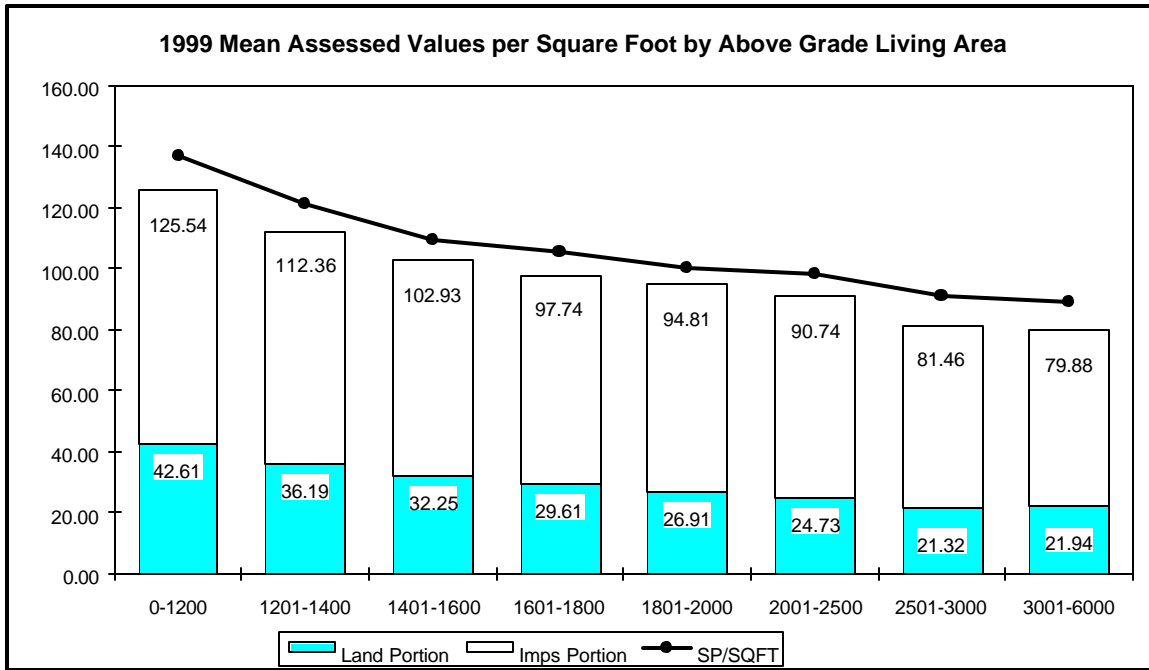
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 1999 and 2000 Per Square Foot Values by Year Built



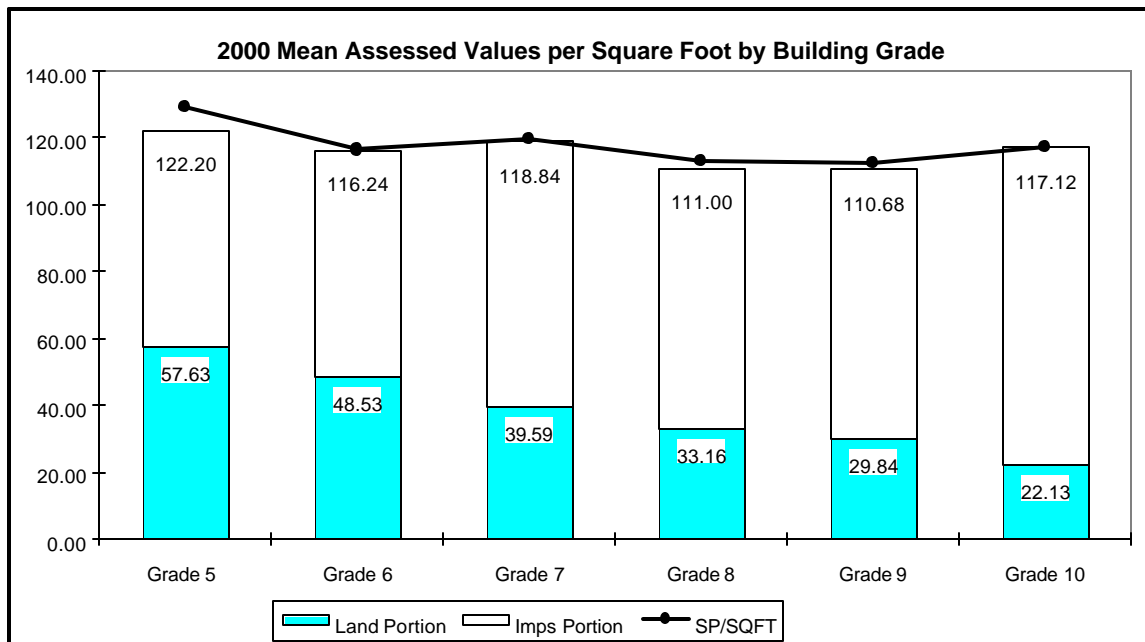
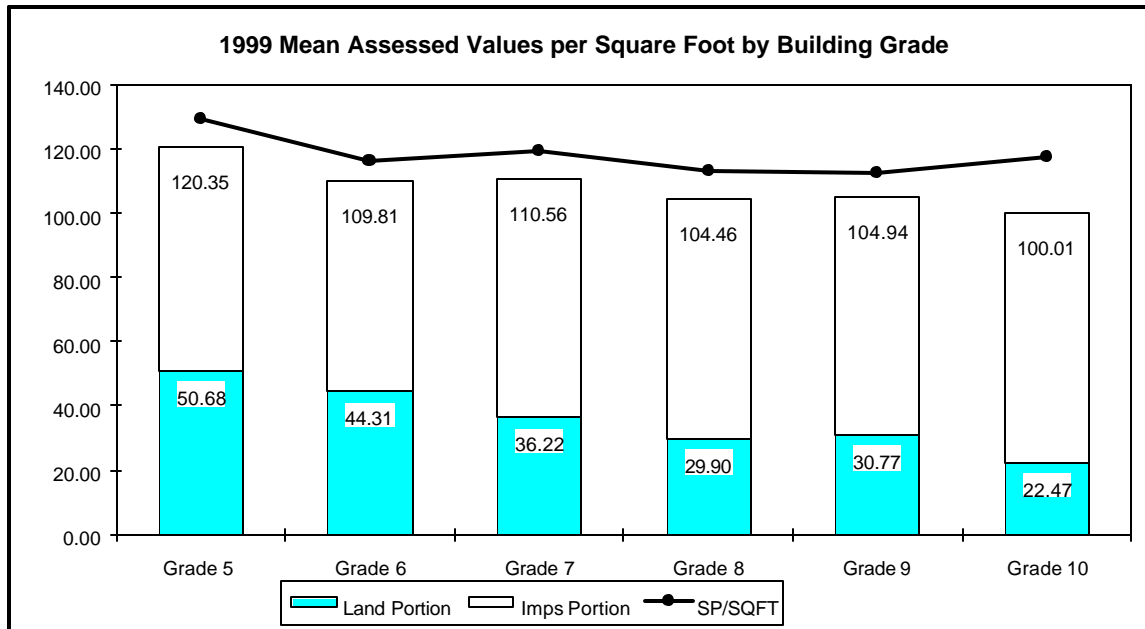
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The entire stratum 1900 - 1950 has only 12 sales. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 1999 and 2000 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The strata Grade 5 and Grade 10 each have only 2 sales. The values shown in the improvement portion of the chart represent the value for land and improvements.